



"The City With a Heart"

Perry Petersen, *Chair*
Joe Sammut, *Vice-Chair*
Sujendra Mishra
Rick Biasotti
Bob Marshall, Jr
Mary Lou Johnson
Kevin Chase

AGENDA

PLANNING COMMISSION MEETING

July 19, 2011

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: May 17, 2011

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. 1716 Kains Avenue (APN: 020-025-180)

Zoning: R-1

Request for a Use Permit for construction of an addition which increases the gross floor area of the existing home by greater than 50% (61.5%) and to allow an addition to exceed 1,825 square feet of living space with a one car garage per Sections 12.200.030.B.1 and 12.200.030.B.5, of the San Bruno Municipal Code. Mark Walker (Owner) **UP-11-005.**

B. 2321 Oakmont Drive (APN: 017-332-170)

Zoning: R-1

Request for a Use Permit to allow the construction of an addition which exceeds the 44% lot coverage requirement (50%), per sections 12.200.040B.3 of the San Bruno Municipal Code. Bess Cipriano (Applicant), Wilfredo B.V. Fernando (Owner) **UP-11-006.**

C. 699 San Mateo Avenue (APN: 020-132-010)

Zoning: C-B-D

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapter 12.84.210 and 12.96.120C.12, of the San Bruno Municipal Code. Sergio Castellanos Munoz (Applicant), Lim Hang (Owner). **UP-11-011.**

D. 560 San Mateo Avenue (APN: 020-142-150)

Zoning: C-B-D

Request for a Use Permit to operate a coin operated laundry facility per Chapter 12.96.120.C.3 of the San Bruno Municipal Code. Nick Barbarotto (Owner) Alex Nie (Applicant) **AR-11-004.**

E. 890 El Camino Real (APN: 014-012-300)

Zoning: C

Request for a Conditional Use Permit and Architectural Review Permit to allow the expansion of an existing skilled nursing facility per Chapters 12.96.110.C. and 12.108.010 of the San Bruno Municipal Code. MSW Architectural & Engineering Services (Applicant) Foresight Management (Owner). **UP 10-005 and AR 10-003.**

6. DISCUSSION

A. CITY STAFF DISCUSSION

Select the August 11, 2011 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on August 16, 2011 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.